

Until a change is requested, all tax statements are to be sent to:
Clem Stockard and Bonnie Brown
4995 Sardine Creek Rd.
Gold Hill, OR 97525

After recording, return to
Jessica A. Rogers
777 High Street, Suite 300
Eugene, OR 97401

LINN COUNTY, OREGON

D-BS

Cnt=1 Str=7 R. GANTA DEAL

\$15.00 \$11.00 \$15.00 \$9.00 \$10.00

2011-16721

11/29/2011 11:49:40 AM

\$60.00



00168920201100167210030036

I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Steve Druckenmiller - County Clerk



BARGAIN AND SALE DEED

WALT WOOD and JEAN STOCKARD WOOD, husband and wife as Grantors, convey to CLEMENT WILLIAM STOCKARD and BONNIE BROWN, husband and wife, as Grantees, all of Grantors' interest in the following described real property:

See attached Exhibit "A."

The true and actual consideration for this conveyance is other value given or promised.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17 CHAPTER 855 OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

DATED this 23rd day of Nov, 2011.

Walt Wood
Walt Wood

Jean Stockard Wood
Jean Stockard Wood

Exhibit "A"

Beginning at a point on the centerline of Linn County Road No. 714, said point being on the West Line of North 0° 03' East 422.5 feet (422.4 feet by prior record) from the most Southerly Southwest corner of the Richmond Cheadle Donation Land Claim No. 69 in Section 22, Township 12 South, Range 2 West, Willamette Meridian, in Linn County, Oregon; thence North 89° 57' West 30.0 feet to a ½ inch pipe; thence prolonging North 89° 57' West 738.3 feet to a 5/8 inch iron rod; thence North 0° 03' East 284.3 feet to a 5/8 inch iron rod; thence South 89° 57' East 738.3 feet to a 5/8 inch iron rod; thence prolonging South 89° 57' East 30.0 feet to the centerline of said County Road No. 714; thence South 0° 03' 284.3 feet along said centerline to the point of beginning.

COMMONLY KNOWN AS 31666 South Fifth St. in Lebanon, Oregon.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of VENTURA

On 11-23-2011 before me, WILLIAM T. ADAMS, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared JAMES WALT WOOD
Name(s) of Signer(s)

JEAN STOCKARD WOOD

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

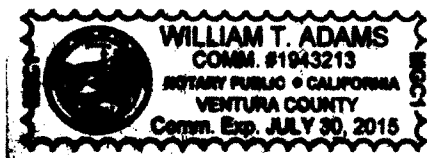
WITNESS my hand and official seal.

Signature

William T. Adams

Signature of Notary Public

Place Notary Seal Above



OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: BARGAIN AND SALE DEED

Document Date: 11-23-2011 Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
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